



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
24		BIRCHWOOD LN, LINCOLN

**OWNERSHIP**

Owner 1:	MILLS SUSAN H
Owner 2:	
Owner 3:	
Street 1:	24 BIRCHWOOD LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	HUBBARD ELIOT -
Owner 2:	-
Street 1:	24 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4927

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	LR	1.00															

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	536,000	9,200	0.000		545,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 251.24						/Parcel: 251.24	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	512,800	9200	.		522,000	522,000	Create Final value 2019	6/4/2019
2018	102	FV	512,800	9200	.		522,000	522,000	Year End Roll	9/28/2017
2017	102	FV	508,200	9200	.		517,400	517,400	Year End Roll	9/29/2016
2016	102	FV	508,200	9200	.		517,400	517,400	Year End Roll	1/14/2016
2015	102	FV	485,100	9200	.		494,300	494,300	Year End	10/2/2014
2014	102	FV	448,100	9200	.		457,300	457,300	Year End Roll	1/23/2014
2013	102	FV	422,200	9200	.		431,400	431,400	Year End Roll	10/25/2012
2012	102	FV	422,700	9200	.		431,900	431,900	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUBBARD ELIOT,	51085-364		4/25/2008		550000	No	No			
COPELAND CHARLE	23130-165		4/29/1993		322000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/9/2019	R-19-0048	KITCHEN	40,000	O				Kitchen renovation
6/22/2016	6483	WINDOWS	9,046	C				Replace 3 windows
11/3/2015	6273	WINDOWS	14,461	C				Replace 2 windows
9/29/1995	820-95	MANUAL	3,500	C	5/27/1997			R-DECK
2/1/1994	426	MANUAL	3,000	C	8/17/1995			FIREPL
1/20/1994	418	MANUAL	7,500	C	8/17/1995			SKYLITES

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
7/12/1995	INSPECTED	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	7 - CONDO-GRDN
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	A - AVERAGE

**GENERAL INFORMATION**

Grade:	B- - GOOD (-)		
Year Blt:	1979	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET 40%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	15 - HEAT PUMP		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
04	CONDO-GAR	D	Y	1		A	GD	1979	10,000.00	T	7.7	102			9,200			9,200

**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	6.129499912
Name:	4 - LINCOLN RIDG

**DEPRECIATION**

Phys Cond:	AV - Average	11.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.0%

**CALC SUMMARY**

Basic \$ / SQ:	170.00
Size Adj.:	1.07154381
Const Adj.:	0.96139997
Adj \$ / SQ:	175.131
Other Features:	30694
Grade Factor:	1.26
Neighborhood Inf:	1.1200000
LUC Factor:	1.00
Adj Total:	602277
Depreciation:	66251
Depreciated Total:	536027

**COMMENTS**

6.1295% COMMON INTEREST C-1 UNIT .

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line	1	# Units	1							
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	6	BR:	2	Baths:	2	HB:					

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	500500.0000
Juris. Factor:		Val/Su Fin:		247.00	
Special Features:	0	Val/Su Net:		147.58	
Final Total:	536000	Val/Su SzAd:		308.76	

**SKETCH**

UnSketched SubAreas:  
 FFL: 1736,  
 BMT: 1736,  
 WDK: 160,

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,736	50.900	88,358	
FFL	1ST FLOOR	1,736	175.130	304,027	
WDK	WOOD DECK	160	23.160	3,705	
Net Sketched Area:		3,632	Total:	396,090	
Size Ad	1736	Gross Area	3632	FinArea	2170

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	0

**IMAGE**

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	9,200	Total Special Features:		Total:	9,200
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